

**CITY OF ROUND ROCK, TEXAS
PLANNING AND ZONING COMMISSION
WEDNESDAY MARCH 23, 2005, AT 7:00 P.M.
CITY COUNCIL CHAMBERS
221 EAST MAIN STREET, ROUND ROCK, TEXAS 78664**

MEMBERS

AL KOSIK, CHAIRMAN
PETER DRAPES, VICE CHAIRMAN
SANDY ARNOLD
DALE AUSTIN
RUSS BOLES
DAVID PAVLISKA
LARRY QUICK
RAY THIBODAUX
BETTY WEEKS

AGENDA

1. CALL TO ORDER: 7:00 PM

2. ROLL CALL

3. APPROVAL OF THE FEBRUARY 16, 2005, REGULAR MEETING MINUTES

4. CONSENT AGENDA

- 4.A. Consider the Replat of Lot 1-A, Block B, Interchange Business Park Section 1 (Revised), application no. 2005-007-FP.
- 4.B. Consider the Extension of Oakmont Centre, Section One, Lot 3, Replat, application no. 2004-045-FP.
- 4.C. Consider the Extension of Behrens Ranch Phase D, Sections 3, 4, 5 and 6, Preliminary Plat, application no. 2003-026-PP.
- 4.D. Consider the Palm Valley Plaza Preliminary Plat, application no. 2005-006-PP.
- 4.E. Consider the Round Rock Original Plat, Replat of Block 45, Lot 6 and Part of Lot 3, application no. 2005-006-FP.

5. WITHDRAWN ITEM

- 5.A. Consider an application filed by Camco Land, Ltd., to amend the Land Use Plan for 2.274 acres of land, more or less, out of the P. A. Holder Survey, Abstract No. 297, Williamson County, Texas, within the Meadows of Chandler Creek from a single-family designation to a commercial designation, application no. 04-011-Z.

This item has been withdrawn by the applicant.

6. TABLED ITEMS REQUIRING A PUBLIC HEARING

- 6.A. Consider public testimony regarding the application filed by Brushy Creek Reserve Investments for approval of the Parkside at Mayfield Ranch Concept Plan, application no. 2004-008-CP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 6.B. ***Consider the Parkside at Mayfield Ranch Concept Plan, application no. 2004-008-CP.***

7. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING

- 7.A. Consider the Behrens Ranch Phase D, Section 3, Final Plat, application no. 2005-010-FP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 7.B. Consider the Behrens Ranch Phase D, Section 5, Final Plat, application no. 2005-009-FP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 7.C. Consider the Lisa Rae Drive Subdivision Preliminary Plat, application no. 2005-003-PP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 7.D. Consider the Joyce Lane Subdivision Preliminary Plat, application no. 2005-001-PP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 7.E. Consider the Ray Berglund Boulevard Subdivision Preliminary Plat, application no. 2005-04-PP.

The applicant has requested to table this item to the April 27, 2005 meeting.

- 7.F. Consider the Brushy Creek Regional Wastewater Treatment Plant Final Plat, application no. 2004-069-FP.

The applicant has requested to table this item to the April 27, 2005 meeting.

8. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

- 8.A. Consider public testimony regarding the application filed by Kids & Games, L.L.C., to amend the uses on 11.7592 acres of land, more or less, out of the J. M. Harrell League, Abstract No. 284, in Williamson County, Texas, in PUD 18, application no. 2005-004-Z.

- 8.B. ***Consider a recommendation to approve the amendment to PUD 18, application no. 2005-004-Z.***

- 8.C. Consider public testimony regarding the application filed by Behrens Subdivision Ltd. to rezone 20.073 acres of land, more or less, out of the David Curry Survey, Abstract No. 130, in Williamson County, Texas, from OS (Open

Space) District to SF-2 (Single-Family Standard Lot) District, application no. 2005-001-Z.

8.D. Consider a recommendation to approve the rezoning of 20.073 acres of land, more or less, from OS (Open Space) District to SF-2 (Single-Family Standard Lot) District, application no. 2005-001-Z.

8.E. Consider public testimony regarding the Behrens Ranch, Phase F Concept Plan, application no. 2005-001-CP.

8.F. Consider a recommendation to approve the Behrens Ranch, Phase F Concept Plan, application no. 2005-001-CP.

8.G. Consider public testimony regarding the application filed by Sweet Home Baptist Church to rezone 8.873 acres of land, more or less, out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z; to rezone a 7.592 acre parcel and a 1.712 acre parcel for a total of 9.304 acres of land more or less, out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z; and to rezone 3.353 acres of land, more or less, out of the Wiley Harris Survey, Abstract No. 298, in Williamson County, Texas, from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.

8.H. Consider a recommendation to approve the rezoning of 8.873 acres of land, more or less, from PUD (Planned Unit Development) District to TH (Townhouse) District, application no. 04-024-Z.

8.I. Consider a recommendation to approve the rezoning of a 7.592 acre parcel and a 1.712 acre parcel for a total of 9.304 acres of land, more or less, from PUD (Planned Unit Development) District to PF-1 (Public Facilities-Low Intensity) District, application no. 04-025-Z.

8.J. Consider a recommendation to approve the rezoning of 3.353 acres of land, more or less, from PUD (Planned Unit Development) District to C-2 (Local Commercial) District, application no. 04-023-Z.

9. ADDITIONAL PLATS

9.A. Consider the Westside Church of Christ Revised Preliminary Plat, application no. 2005-005-PP.

9.B. Consider the Westside Church of Christ, Lot 2, Block A, Final Plat, application no. 2005-008-PP.

9.C. Consider the Sagebrush Subdivision Preliminary Plat, application no. 2004-018-PP.

10. PLANNER REPORT AND COMMISSION COMMENTS

11. ADJOURN

CERTIFICATION

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 18th day of March, 2005 at _____ .M.

Christine R. Martinez, City Secretary